

**SEPT
2004**

North Long Beach Community Planning Bulletin

www.longbeach.gov/plan/pb/cpd



By: Scott Mangum (562) 570-6435
Scott_Mangum@longbeach.gov

DEPARTMENT OF PLANNING & BUILDING
Community & Environmental Planning Division
333 West Ocean Blvd. Long Beach, California 90802

Revised Sept. 15

NEW APPLICATIONS FILED

1. Modification to a Conditional Use Permit for a Recycling Center at 2725 E. South St. (Case 0408-10) JM

The existing business, Canco Recycling, is located at 2725 E. South Street, in the IL (Light Industrial) zone. The Planning Commission approved the original Conditional Use Permit for a recycling center with attendant in 1990. One of the standard conditions (#34) for recycling centers in industrial districts is that the use shall be limited to a maximum of five years for any single approval. The applicant is currently requesting to modify or remove that condition. Staff is considering additional conditions to improve the appearance of the site and the on-site operations.

The Planning Commission **Public Hearing** is scheduled for **September 16, 2004**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Greg Carpenter, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

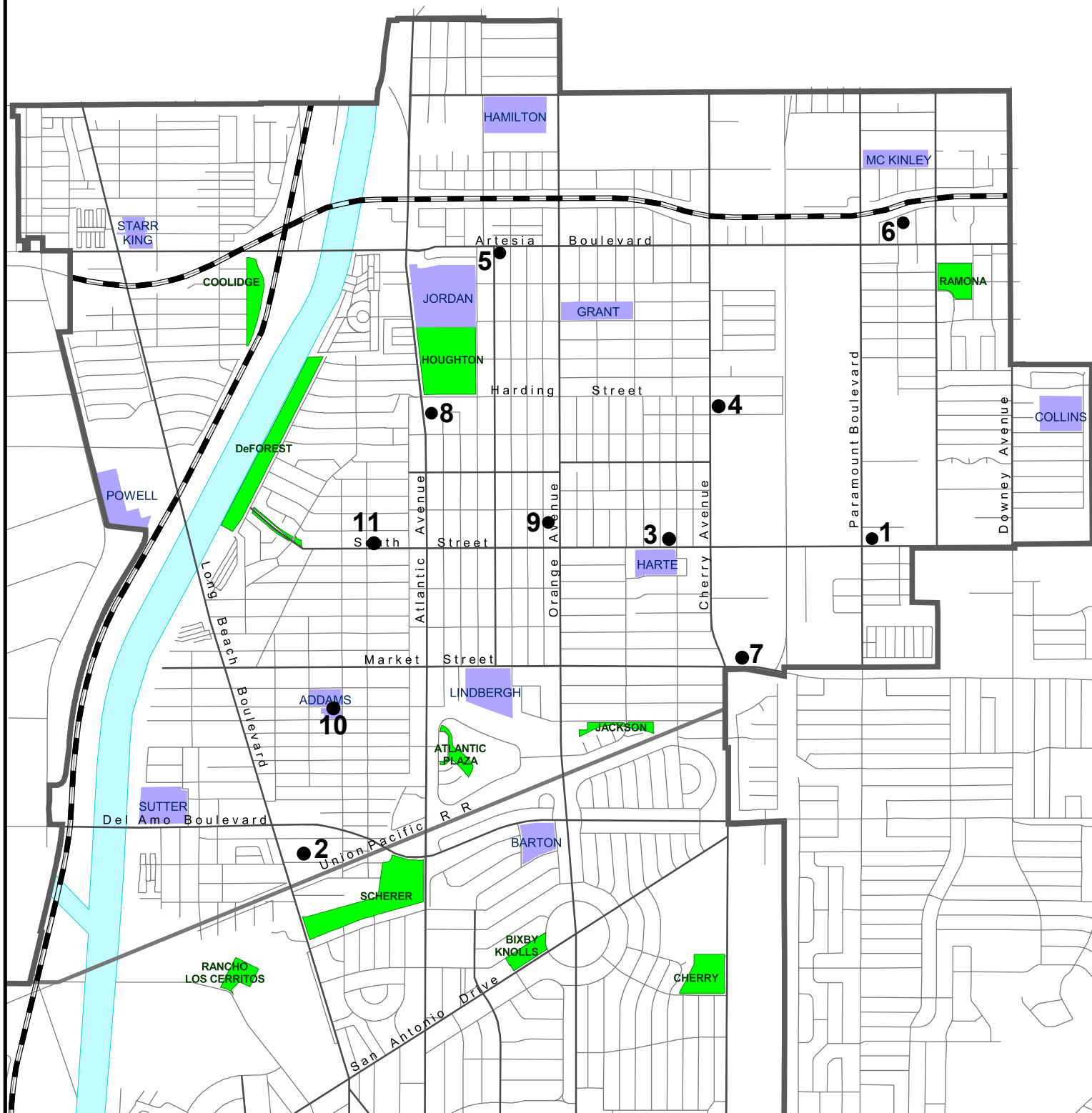
2. Staff Site Plan Review for four new townhouses at 141 E. 49th St. (Case 0408-06) JV (see Attachment 1)

Four new townhouse style units are proposed at 141 E. 49th Street. Five existing single-family homes are present on the 80' x 280' lot which is zoned R-3-T. Staff Site Plan Review identified several issues with design, open space, and parking. Design comments were provided, specifically regarding the orientation of the front unit to 49th Street and the need for additional architectural articulation. The proposed plan also does not meet the open space requirement of 250 SF per unit. The plan submitted provides 13 parking spaces where 21 are required by code. A redesigned project would come back before the Site Plan Review Committee.

3. Staff Site Plan Review for Façade Improvement at 1707-27 E. South St. (Case 0408-10) JR (see Attachment 5)

The applicant proposes to replace the existing signage, including removing the non-conforming roof-sign, and to construct a roof-parapet and slate overhang. The Staff Site Plan Review Committee offered comments regarding the depth of the parapet roof and the reflectance of the windows on one of the tenant spaces. Redevelopment Agency façade improvement funds are being used for this project. This design was also presented to the North Long Beach Redevelopment Area Project Area Committee.

North Long Beach - Site Location Map



1. 2725 E. South St. - Modification to CUP for Recycling Center (9/16 PC) ☐
2. 141 E. 49th St. - SSPR for 4 new townhomes ☐
3. 1707-27 E. South St. - SSPR for Commercial facade improvement ☐
4. 6152 Cherry Ave. - SSPR for Cellular Antenna Addition ☐
5. 1000 E. Artesia Blvd. - CUP, Standards Variance for parking for a Church (PC) ☐
6. 6666 Orizaba Ave. - Tentative Tract Map for 4-unit Condo Conversion (10/21 PC) ☐
7. 2135 E. Market St. - SSPR, SVs for new Retail Building ☐
8. 6176 Atlantic Ave. - Standards Variance for front yard setback (8/9 ZA) ☐
9. 5470 Cerritos Ave. - Standards Variance for parking (8/9 ZA) ☐

 Schools
 Parks



1000 0 1000 2000 Feet

4. Staff Site Plan Review for Cellular Antenna Addition to existing single story building at 6152 Cherry Ave. (Case 0408-20) LH (see Attachment 9)

The applicant proposes the addition of cellular antennas to the roof of an existing one-story commercial building with screening to match the building. Staff will request an accurate photo-simulation of the proposed antenna additions prior to considering the design. The site is located in the CCA (Commercial Community Automobile-Oriented) zone. Attached/roof mounted cellular and personal communication services are permitted by right in all commercial zones, but are subject to special development standards and must be reviewed through Staff Site Plan Review.

PENDING CASES PREVIOUSLY REPORTED ON

5. Conditional Use Permit and Standards Variance for a Church at 1000 E. Artesia Blvd. (Case 0407-05) DB (see Attachment 2)

The existing structure, originally used for commercial retail, is located at the Southeast corner of California Avenue and Artesia Boulevard. Churches are permitted in the CCA (Commercial Community Automobile-Oriented) zone with a Conditional Use Permit. The church that currently conducts services at this location was cited by the City's zoning enforcement division for operating without a CUP. A standards variance for number of parking spaces is requested. Twelve onsite parking spaces are present where approximately 35 are required by code depending on the floor plan the applicant will provide. Additionally, a special inspection by a building inspector will be required to address possible building code issues. The application is currently **incomplete**. The Planning Commission Public Hearing date will be determined once a completed application is submitted.

6. Tentative Tract Map for Condominium Conversion at 6666 Orizaba Avenue (Case 0406-02) DB (see Attachment 4)

The tentative tract map application requests to subdivide the parcel by converting the existing 4-unit apartment building into a 4-unit condominium. Each unit is two stories, 949 square feet, and contains two bedrooms, and two bathrooms. The existing five garaged parking spaces provide the minimum code requirement of 1 ¼ space per 2-bedroom unit for residential condominium conversions.

The Planning Commission **Public Hearing** is scheduled for **October 21, 2004**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Greg Carpenter, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

7. Staff Site Plan Review, Standards Variance(s), for a two story retail addition at 2135 E. Market St. (Case 0406-16) VB (see Attachment 6)

The site is zoned IL (Light Industrial), most retail uses are permitted in the IL zone. A two-story addition, with a 4,450 SF footprint is proposed at the site. The existing structure was formerly used as a restaurant. As proposed the application is deficient in the number of parking spaces, and the parking layout does not meet code (tandem parking is not permitted). The plans submitted do not include a floor plan of the proposed addition, or material or color boards for the site plan review, thus the

application submitted is **incomplete**. Once a complete application is submitted, the Staff Site Plan Review Committee can review the application.

ACTIONS ON COMPLETED CASES

8. Standards Variance for Front Yard setback at 6176 Atlantic Avenue (Case 0407-11) LH (see Attachment 3)

The existing commercial structure was constructed in 1953 and is currently used as a restaurant. The current tenant, El Compa, is requesting a standards variance to allow construction within the front yard setback. The required front-yard setback in the CNA (Commercial Neighborhood Automobile-Oriented) zone is 10 feet. A portion of the Atlantic frontage is already built to the property line. The section of the building where the addition is proposed is currently setback 5 feet from the property line. The proposed addition would be built to the property line and act as an entryway with signage above. The Zoning Administrator **approved** the standards variance with conditions at the August 9 hearing.

9. Standards Variance for parking at 5470 Cerritos Avenue (Case 0308-29) JV

The existing single-family dwelling is located within the R-1-N zoning district. At some point the garage was converted to a second unit. The original application requested an Administrative Use Permit to legalize the second dwelling unit. The current application seeks relief from the parking requirement of the zoning code. Under the proposal, one enclosed parking space would be provided on site, where two are required by code. The kitchen and bathing facilities would be removed so that the converted garage could not be used as a dwelling unit.

The Zoning Administrator **approved** the standards variance with conditions at the August 9 hearing. One condition states that a second paved parking space shall be provided on site.

10. Finding of Conformity with the General Plan for the Vacation of 53rd Street in relation to Jane Addams Elementary at 5320 Pine Avenue (Case GPC-8-5-04) IB (see Attachment 7)

The Long Beach Unified School District has requested the vacation of a portion of 53rd Street, the Eastern half of the street located between Locust Avenue and Pine Avenue. This portion of the street, which has been closed to through traffic and used as a school playground since 1996, connects the school facilities to the North and South of 53rd Street. The finding of conformity with the general plan is required for any vacation. The decision whether to vacate the street will be heard by the City Council at a future date.

The Planning Commission made a **finding of conformity** with the General Plan at its August 19, 2004 meeting.

11. Administrative Use Permit for a Laundromat at 309 E. South St. (Case 0407-24) LH (see Attachment 8)

The subject property, located at the Northeast corner of Locust Avenue and South Street, is zoned CNR. An Administrative Use Permit (AUP) is required for a

Laundromat in all commercial zones. A Laundromat has existed in that location for a number of years.

The Zoning Administrator **approved** the request for an Administrative Use Permit with conditions at the August 23rd hearing. Conditions include: requiring an attendant present during all hours of operation, limiting hours of operations from 6 am to 10 pm, and requiring that the storefront windows shall be clear for visibility.

ANNOUNCEMENTS

12.NLB Community Planning Bulletin Hits the Web

In an effort to make this document more timely and accessible, the North Long Beach Community Planning Bulletin is available on the internet at: <http://www.longbeach.gov/plan/pb/cpd> (Note: New Web Address). I have also developed an email list that is used for notification when the new monthly bulletin is available online, or when a revision has been posted for viewing. If you would like to be added to the email list, please contact me with your email address.

13.Long Beach General Plan Update: Land Use and Mobility Plans. Next Meeting tentatively scheduled for November 3 (6:30pm) at Houghton Park

The Advance Planning Division is currently working with a team of land use and transportation professionals and members of the Long Beach community to update the City's land use and transportation/mobility plans. Prior to the first meetings in January, each Advisory Committee was provided with information on the City's current land use and transportation plans applicable to each cluster area. At the meetings comments were solicited on what the participants perceived to be the critical land use and mobility issues facing their clusters. This information was compiled into a report titled "Framework for Land Use and Mobility Elements Update – Community Cluster Input Summary."

A second round of meetings was held in March where the highlights of the socioeconomic profile and analysis of current conditions and trends were shared in the City's "Technical Background Report". At the May Community Cluster meeting, participants discussed the implications of these findings and examined the toolbox of planning policies and solutions that can be used to address the challenges facing the community. The June Cluster meeting allowed participants to map out their suggested land use alternatives for North Long Beach.

Maps, demographic information, reports, documents, committee cluster input, and other information is now available online at the General Plan Update website: http://www.longbeach.gov/apps/advance_plan/index.html

14.I-710 Freeway Long Term Congestion Relief Alternatives

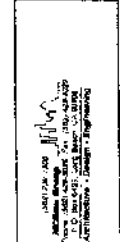
The Oversight Policy Committee of the Gateway Cities Council of Governments voted to develop a hybrid plan combining elements of alternative C, D, and E while adhering to five guiding principles, including minimizing Right-of-Way takings. Initially, a special advisory committee was to choose one of 5 alternatives to relieve congestion on the 710 Freeway. Alternatives included widening the freeway, adding raised lanes, and a "no build" option that would only provide for more minor

improvements. Of the 5 Alternatives presented, alternatives C, D, and E would involve taking private property. Information about the initial five alternatives and the I-710 Major Corridor study can be found at: <http://www.gatewaycog.org/i710.html>.

In January and February the Long Beach City Council I-710 Oversight Committee hosted four community roundtable workshops. The roundtable workshops focused on providing information from leading experts on these critical issues and generated a list of recommendations for the Long Beach Oversight Committee to adopt as part of the planning process. On March 18 the Committee conducted a community meeting to release the draft locally preferred strategies to improve the 710 Freeway for community comment. These strategies are based on written and oral public comments that were received during previous community meetings and public workshops. The draft plan has been revised following comments from community meetings in April and May. Following the June 16, 2004 committee meeting of the City Council, the local strategy was **approved** by the full City Council June 22, 2004. Further information on the locally preferred strategy can be found at: <http://www.longbeach.gov/pw/traffic/i710/default.asp>. The local strategy will be presented to Gateway Cities Council of Governments.

IMPORTANT PHONE NUMBERS

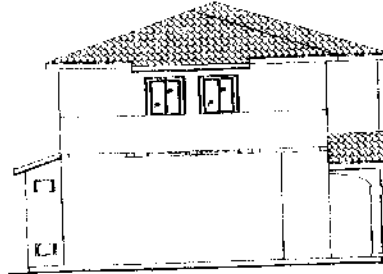
Council Member (8 th District), Rae Gabelich	(562) 570-6685
Council Member (9 th District), Val Lerch	(562) 570-6137
Police, toll free, anonymous, Gang Tip	1- (866) 426-4847
Police non-emergency calls	(562) 435-6711
Police narcotics tip	(562) 570-7125
Community Policing, Adriana	(562) 570-9816
Community Policing, Marlene	(562) 570-9825
Animal Control Center	(562) 570-7387
Rats, Roaches, Vermin & Other – Environmental Health	(562) 570-4132
Pot Hole Patrol, reporting street pot holes	(562) 570-3259
Maintenance for City Traffic Signs	(562) 570-5264
Abandoned shopping carts removal	1-(800) 252-4613
Things on power lines, SCE Hazardous Conditions	1-(800) 611-1911 press 2, then 4
Property Maintenance & Building Code Enforcement	(562) 570-6421
Zoning Code Enforcement	(562) 570-7497
Zoning Information	(562) 570-6194
Building Permit information	(562) 570-6651
Noise Complaint, Environmental Health	(562) 570-5650
Unlicensed food vendors Business License	(562) 570-6211 ext. 7
Unlicensed food vendors Health & Human Services	(562) 570-4219
Damaged Sewer lines from street trees	(562) 570-3259
Graffiti hotline, on private property	(562) 570-2773
Graffiti in City Parks, Park Maintenance, Emy Arteaga	(562) 570-1533
Graffiti on County flood control channel, Matt Knabe	(562) 256-1921
Graffiti on Union Pacific Railroad property	(714) 379-3376
Graffiti on Caltrans property	(213) 897-3656
Special Refuse Pick-ups (Free twice a year for large items)	(562) 570-2876
Public Service	(562) 570-2700 listen to menu
Neighborhood Resource Center, Margaret Madden	(562) 570-1010
Storm Drain Hotline, report items dumped in storm drain	(562) 570-3867

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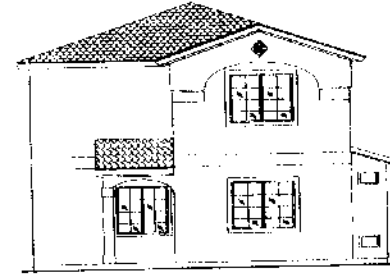
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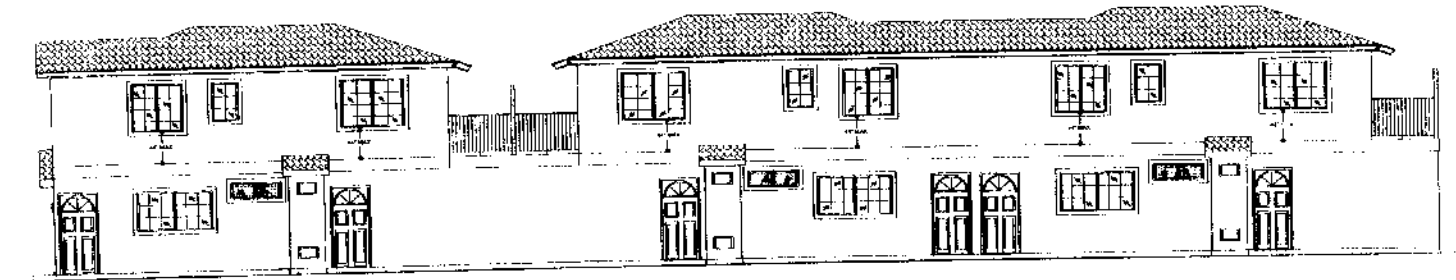
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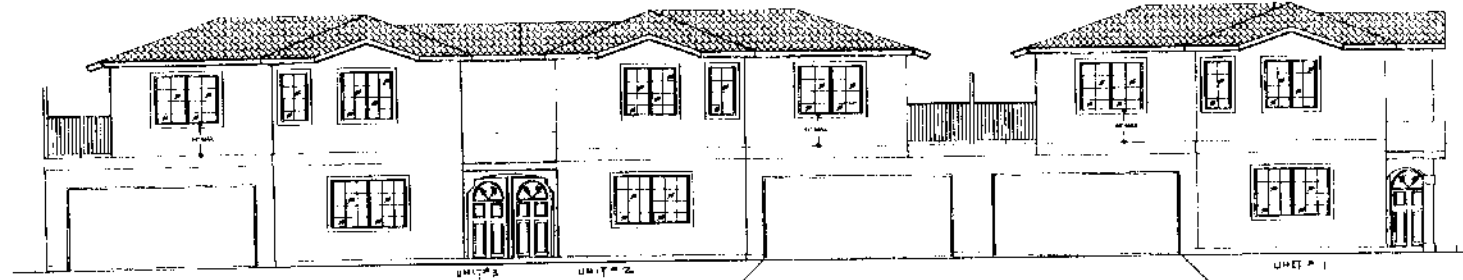
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PROPOSED:
NEW 4 UNITS APT.
at 141 E. 20 TH STREET
LONG BEACH, CALIF.

DATE: 8/1/04

SCALE:

PROJECT:

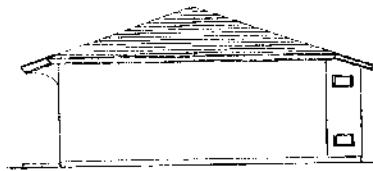
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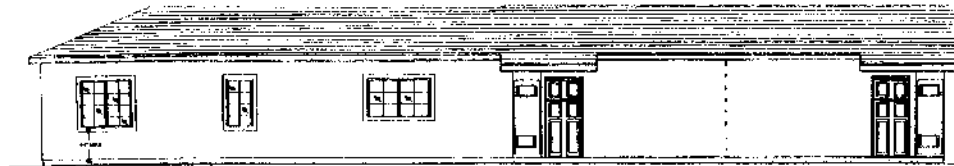
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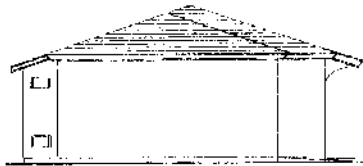
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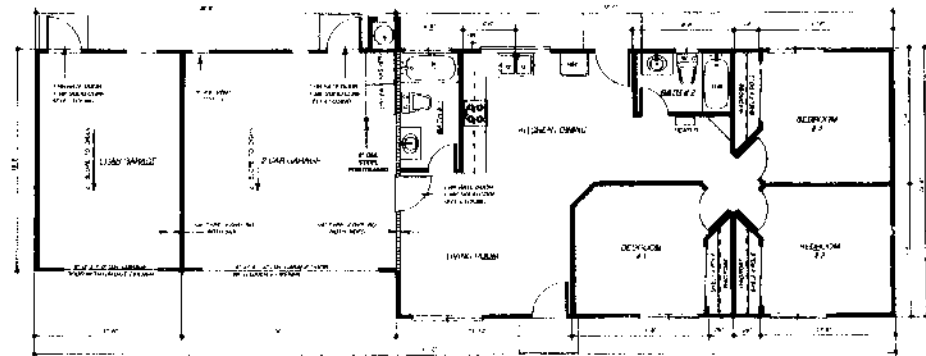
WEST ELEVATION SCALE: 1/8" = 1'-0"



SOUTH ELEVATION SCALE: 1/8" = 1'-0"



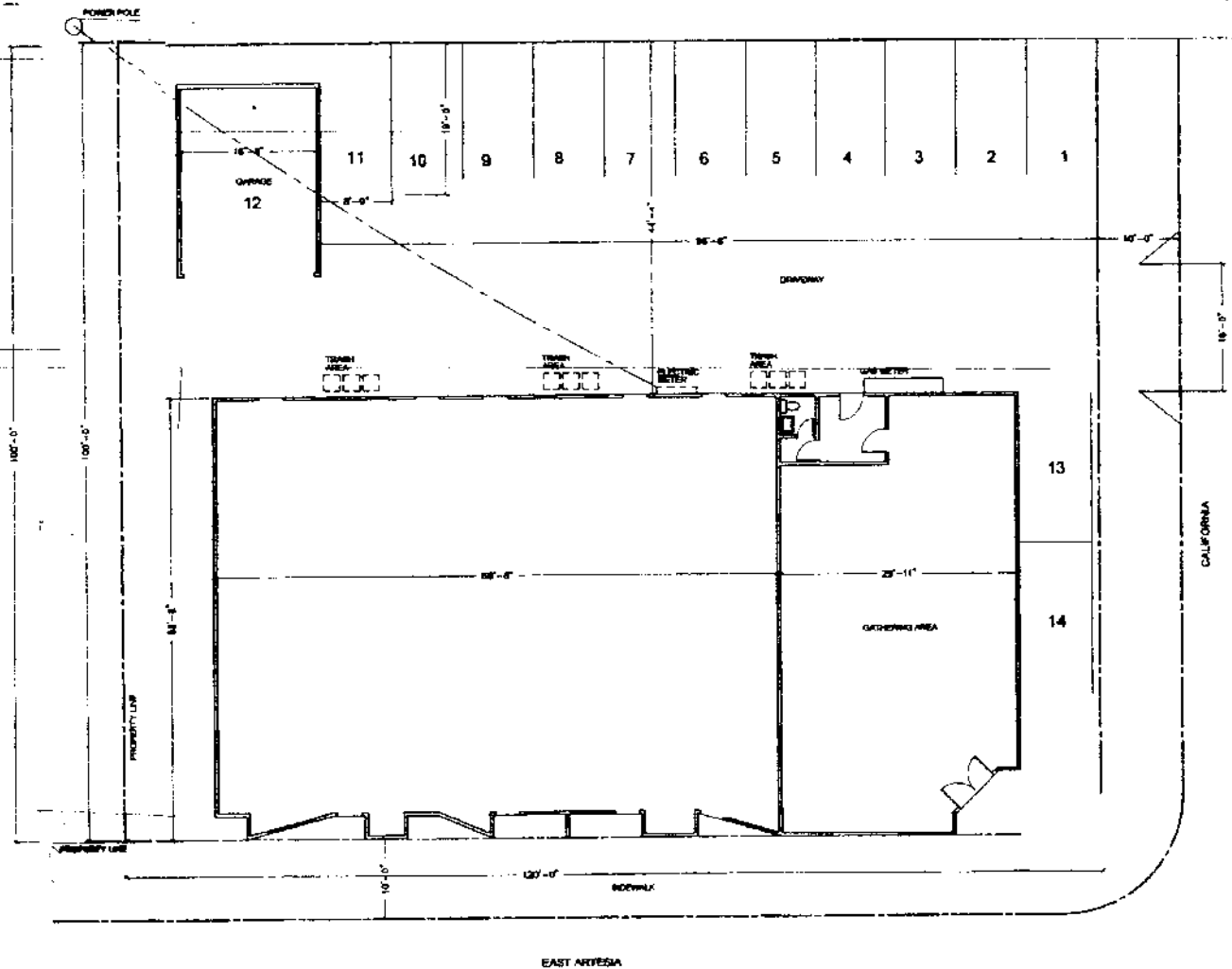
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1ST FLOOR PLAN SCALE: 1/8" = 1'-0"
 PLANNED BY: A. L. L. ARCHITECTS
 DRAWN BY: A. L. L. ARCHITECTS

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|---|--------|
| APPROVED: | BY: |
| | |
| A. L. L. ARCHITECTS
1000 10th St., Suite 100
Long Beach, CA 90801
(562) 591-1111
www.allassoc.com | |
| PROPOSED:
NEW 4 UNITS APT.
AT 141 E. 44th STREET
LONG BEACH, CALIF. | |
| DATE: | 2/4/04 |
| SCALE: | |
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ATTACHMENT 2



AREA BREAKDOWN

LOT AREA = 12,000 SQF.
CHURCH AREA = 1,817 SQF.
BUILDING AREA = 6,318 SQF.
GARAGE AREA = 420 SQF.



SITE PLAN / FLOOR PLAN
VP - 1/4" = 1' 0"

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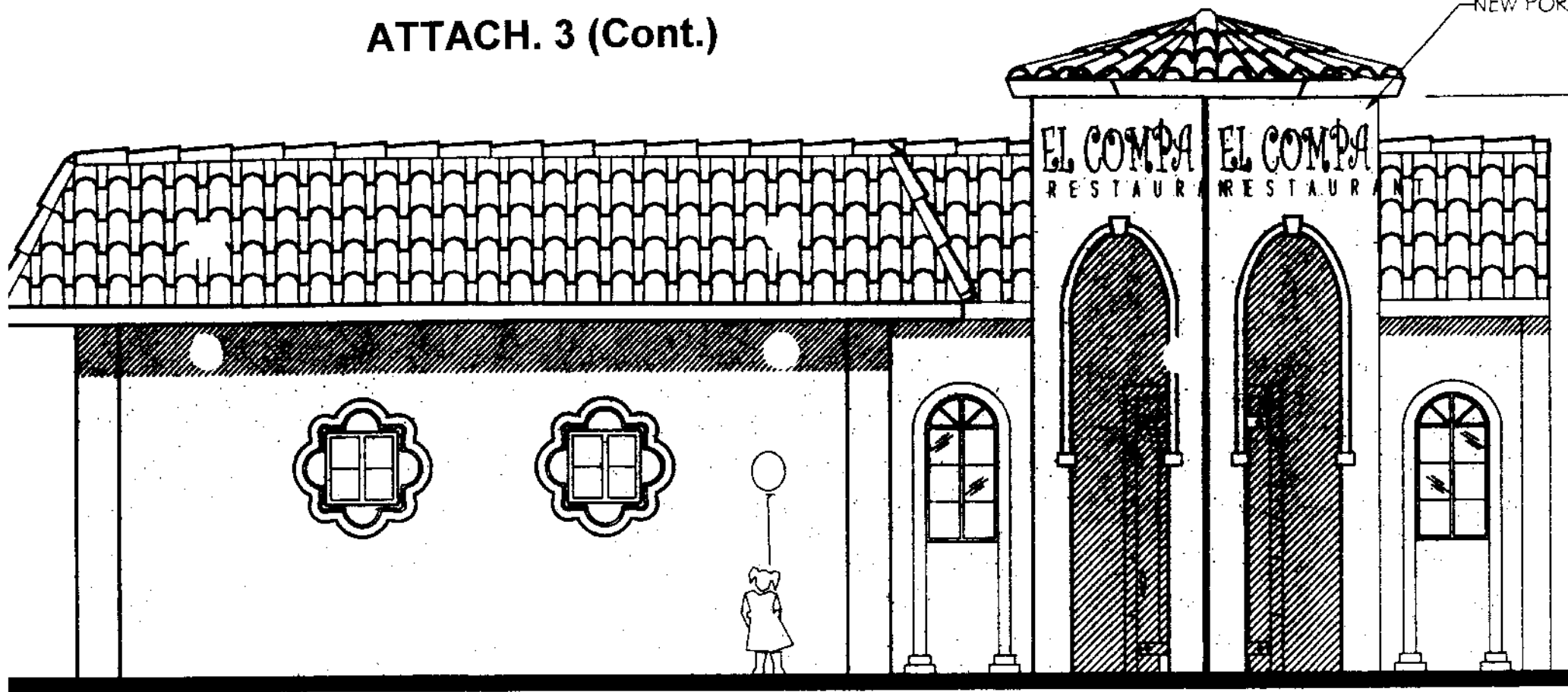
EXISTING OFFICE BUILDING / CHURCH
LOCATION : 1000 EAST ARTESIA LONG BEACH
OWNER : LARRY DITCHKUS
TEL :

| DESIGN | DATE |
|---------|------|
| CHECKED | |
| DATE | |
| SCALE | |
| JOB NO. | |
| SHEET | |



SCALE: 1/8"=1'-0"

ATTACH. 3 (Cont.)



FRONT ELEVATION

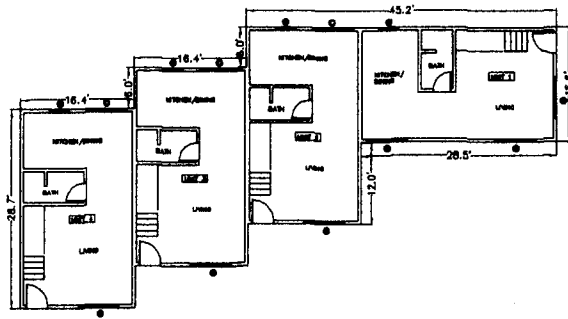
SCALE: 1/4"=1'-0"

CF-1

TYPE

F1

ATTACHMENT 4

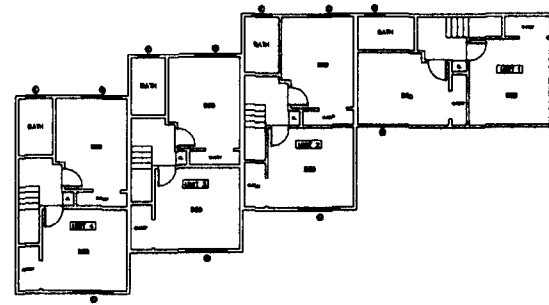


1ST STORY FLOOR PLAN

$\frac{1}{8}'' = 1'$

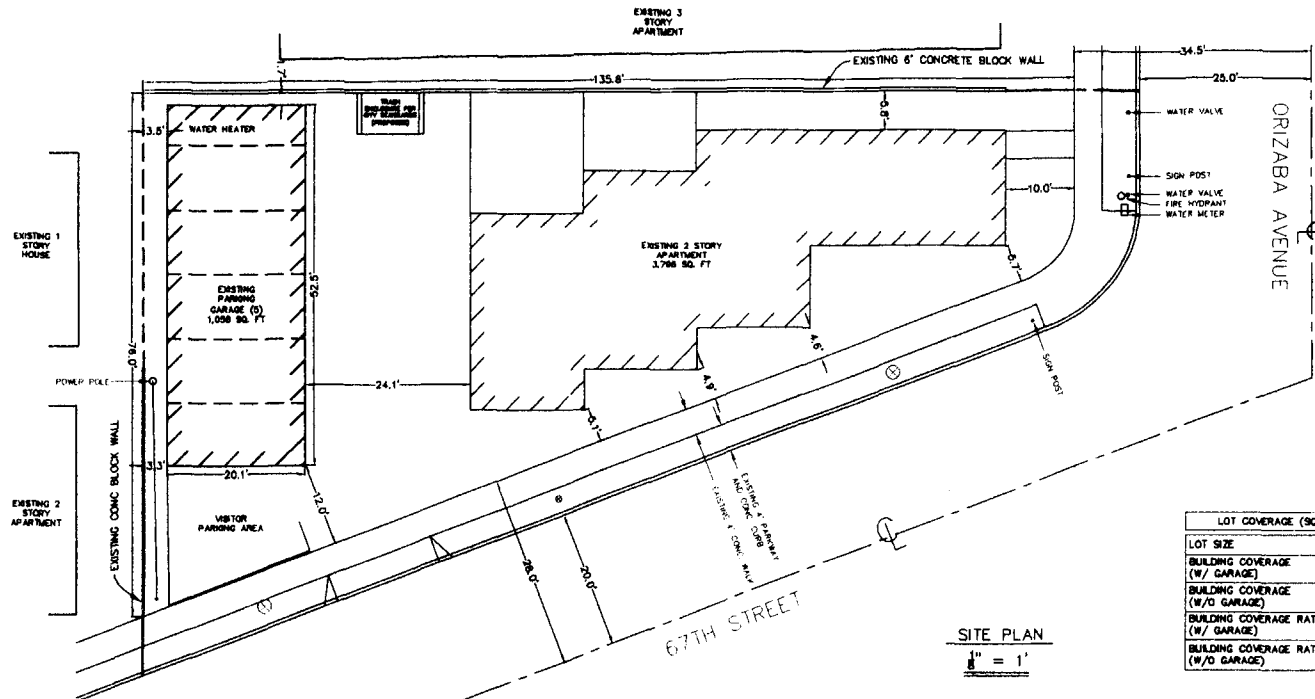
| SQUARE FOOTAGE | | | |
|----------------|-----------|-----------|-------|
| UNIT | 1ST STORY | 2ND STORY | TOTAL |
| 1 | 478 | 474 | 948 |
| 2 | 478 | 474 | 948 |
| 3 | 478 | 474 | 948 |
| 4 | 478 | 474 | 948 |

| WINDOW SCHEDULE | | |
|-----------------|-------------|----------|
| WINDOW | EXIST. SIZE | NEW SIZE |
| A | 8'x4' | 8'x4' |
| B | 3'x3' | 3'x3' |
| C | 6'x7' | 6'x7' |
| D | 6'x3' | 6'x3' |
| E | 3'x2' | 3'x2' |



2ND STORY FLOOR PLAN

$\frac{1}{8}'' = 1'$



SITE PLAN

$\frac{1}{8}'' = 1'$

| LOT COVERAGE (SQ. FT.) | |
|--------------------------------------|-------|
| LOT SIZE | 6,830 |
| BUILDING COVERAGE (W/ GARAGE) | 4,854 |
| BUILDING COVERAGE (W/O GARAGE) | 3,798 |
| BUILDING COVERAGE RATIO (W/ GARAGE) | 71% |
| BUILDING COVERAGE RATIO (W/O GARAGE) | 56% |

General Notes

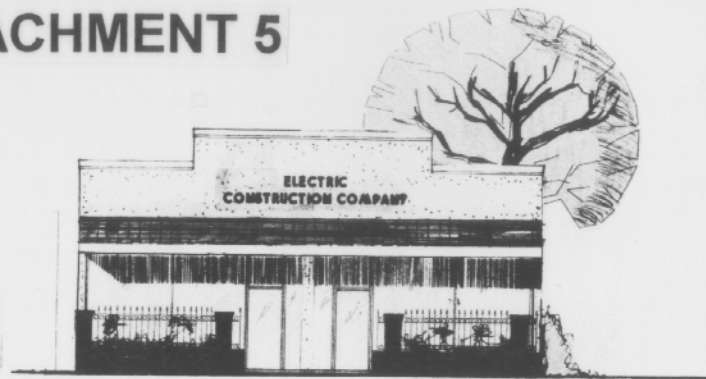
No. Revision/Issue Date

Firm Name and Address
PPM
201 10TH ST. UNIT 17
HUNTINGTON BEACH, CA 92648

Project Name and Address
6666 ORIZABA AVE.
LONG BEACH, CA 90805

Project Date 4/1/04 Sheet 1 OF 1
Scale AS SHOWN

ATTACHMENT 5



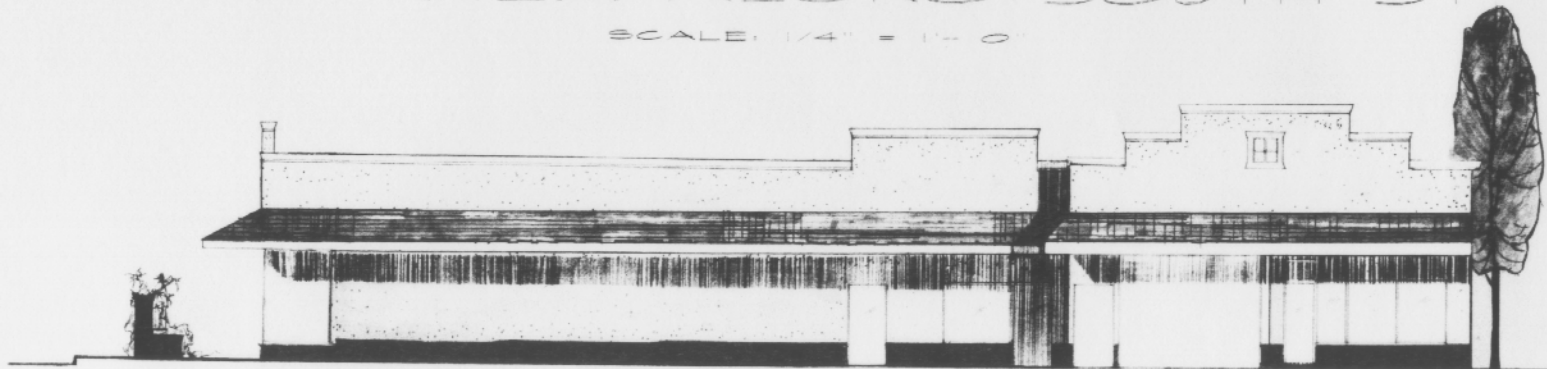
VIEW ALONG SOUTH STREET

SCALE: 1/4" = 1'-0"



VIEW ALONG SOUTH ST

SCALE: 1/4" = 1'-0"



VIEW ALONG ROSE AVENUE

SCALE: 1/4" = 1'-0"



IMPROVEMENTS FOR & UNITED FACADE
ELECTRIC CONSTRUCTION COMPANY
1209 1727 SOUTH STREET & 3011 3015 ROSE AVE
LOS ANGELES, CALIFORNIA

11-000000
25-MAR-2004
SK1.0

CONSTRUCTION DESIGN
MANAGEMENT COMPANY

5650 SUMNER WAY, #112
SILVER CITY, CA. 90230

LICENSE#: 710011
PHONE: (310) 215-1720
FAX: (310) 508-1550
E-MAIL: CDM CONSTRUCTION @ MSN.COM

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| | | |
|-----|------|----------|
| NO. | DATE | REVISION |
| NO. | DATE | REVISION |
| NO. | DATE | REVISION |
| NO. | DATE | REVISION |
| NO. | DATE | REVISION |

**GREENBRIAR
CORPORATION
SITE PLAN
DRAWINGS**

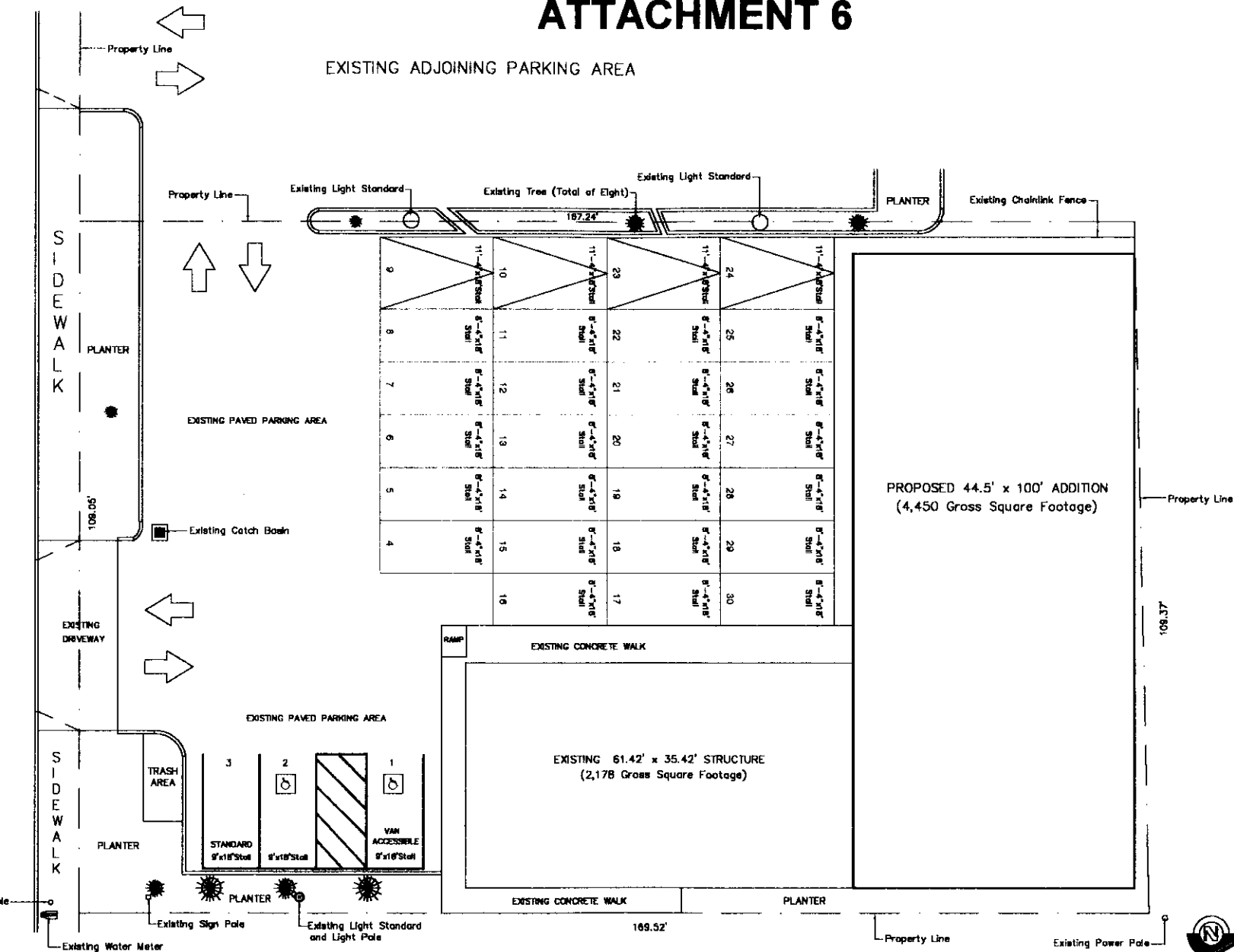
2135 EAST MARKET STREET
LONG BEACH, CA 90805

CDM PROJECT NUMBER: 04-020

FILE NAME: D4-020meeting structure meeting plan

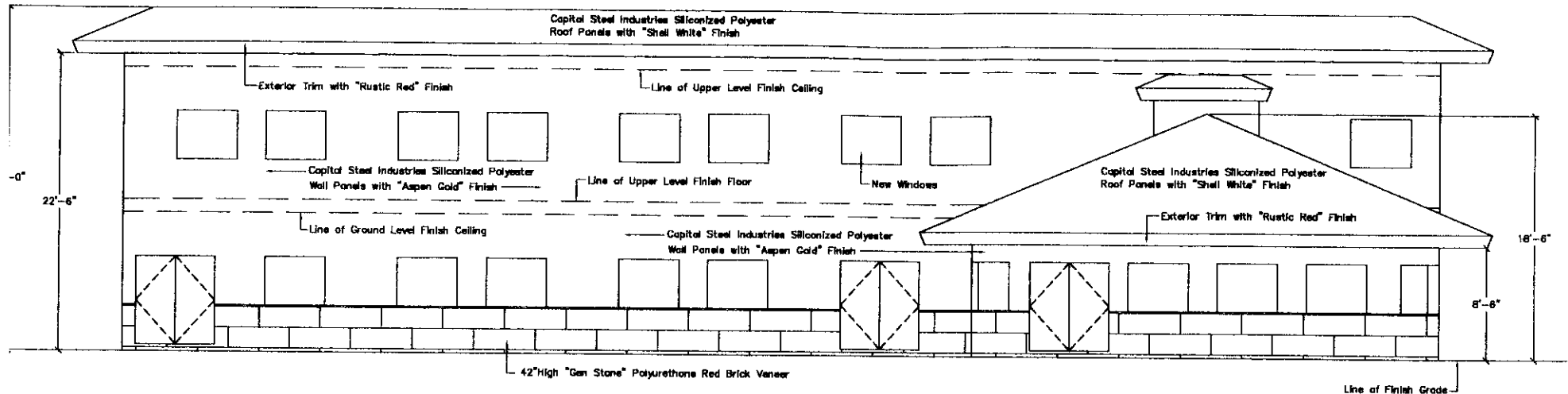
PROPOSED SITE PLAN

| | |
|------------------------|------------------|
| APPROVAL: | |
| DESIGNED BY: CC | CHECKED BY: SW |
| DRAWN BY: DO | DATE: 6-8-04 |
| SCALE:
1/8" = 1'-0" | SHEET:
3 OF 7 |

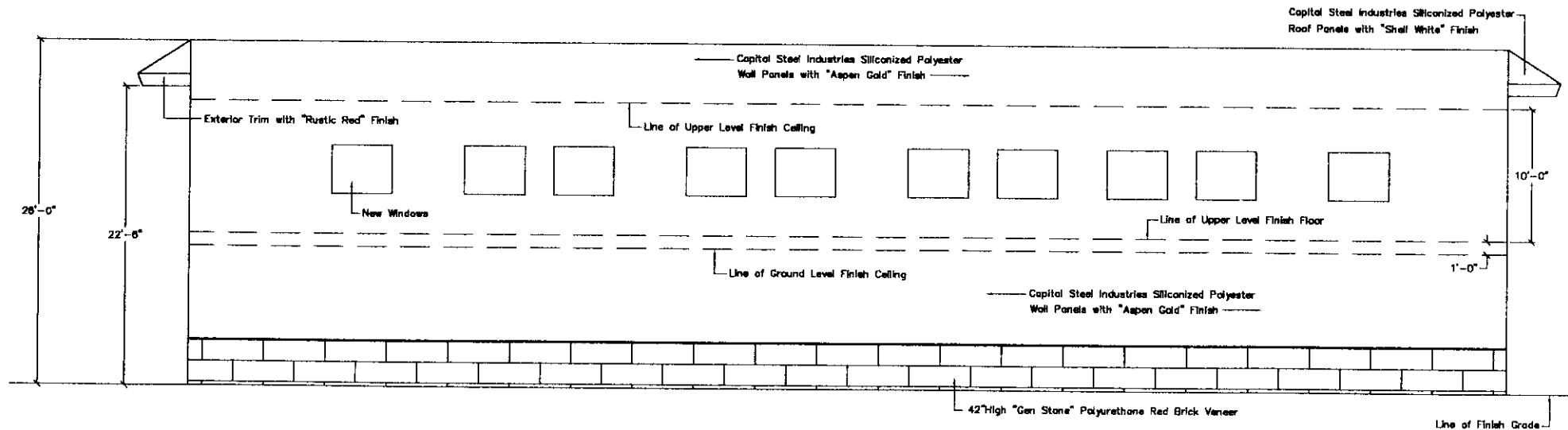


PROPOSED SITE PLAN

ATTACH. 6 (Cont.)



PROPOSED SOUTH (FRONT) ELEVATION



PROPOSED NORTH (REAR) ELEVATION



CONST
MANAG
5650 SUN
CULVER
LICENSE
PHONE:
FAX: (311)
E-MAIL: CC

CDM CON
ITS COM
TO THE P
FINAL DES
PORTION
PLANS AR
CHANGED
TO A THIR
OBTAINING
WRITTEN
CONSTRU

| F | NO. | D. |
|---|-----|----|
| | NO. | D. |
| | NO. | D. |
| | NO. | D. |
| | NO. | D. |
| | NO. | D. |

GREI
CORI
SITE
DRAV

2135 EA
LONG B

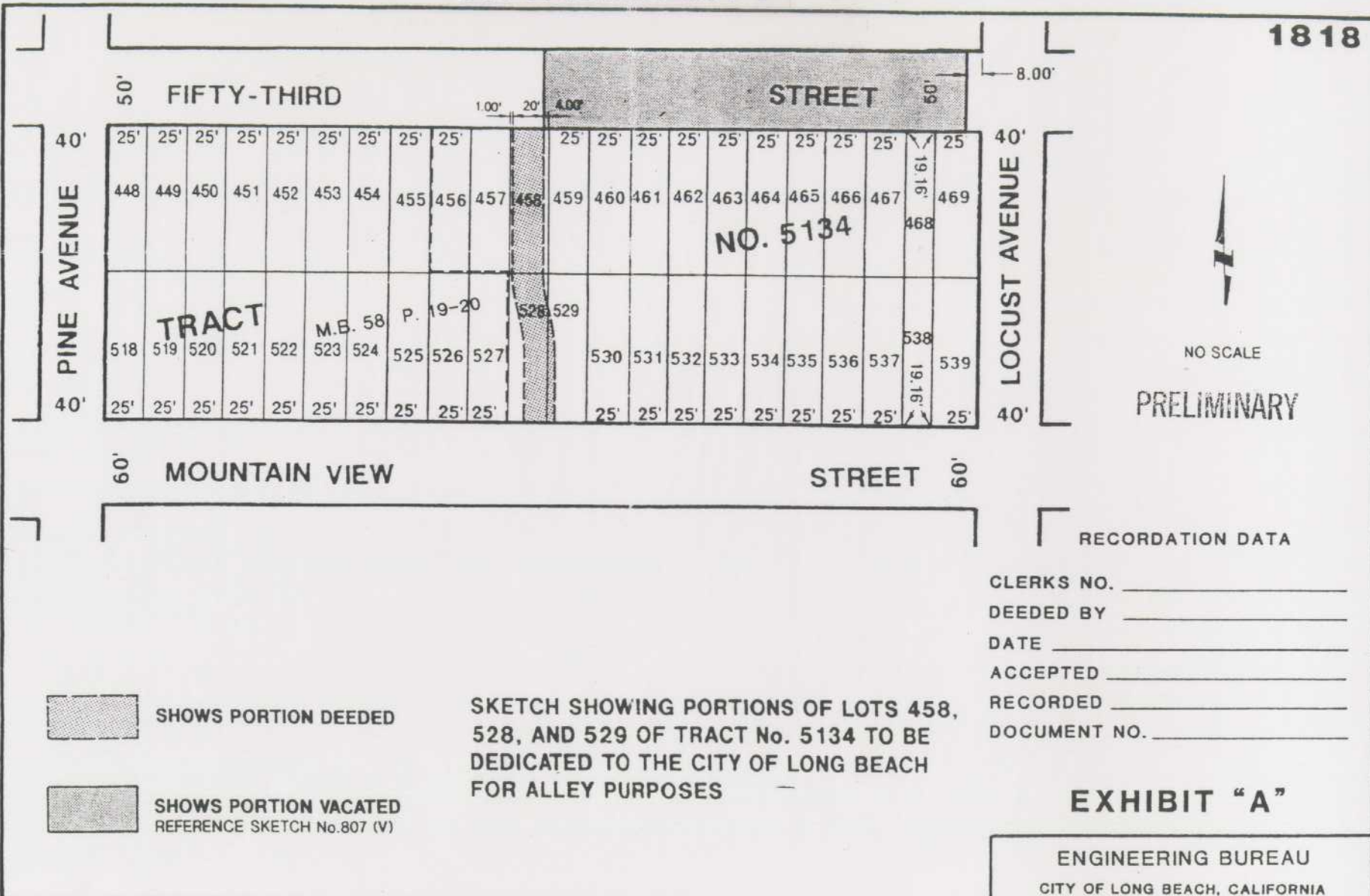
CDM PROJE
FILE NAME: 1

PROP
and S
ELEV/

APPROVAL:
DESIGNED BY
DRAWN BY:
SCALE:
1/4"=1'

PRELIMINARY ATTACHMENT 7

1818



NO SCALE

PRELIMINARY

RECORDATION DATA

CLERKS NO. _____
 DEEDED BY _____
 DATE _____
 ACCEPTED _____
 RECORDED _____
 DOCUMENT NO. _____

EXHIBIT "A"

ENGINEERING BUREAU
 CITY OF LONG BEACH, CALIFORNIA

SHOWS PORTION DEEDED

SHOWS PORTION VACATED
 REFERENCE SKETCH No. 807 (V)

SKETCH SHOWING PORTIONS OF LOTS 458, 528, AND 529 OF TRACT No. 5134 TO BE DEDICATED TO THE CITY OF LONG BEACH FOR ALLEY PURPOSES

ATTACHMENT 8
ALLEY

LOCUST AVE.

20'-0"

15'-0"

27'-6"

52'-6"

50'-0"

70'-0"

50'-0"

16'-6"

16'-6"

17'-0"

40'-0"

(E) COIN LAUNDRY
309-315 E. SOUTH ST.,
LONG BEACH, CA 90805

L = 102.50'

L = 125.00'

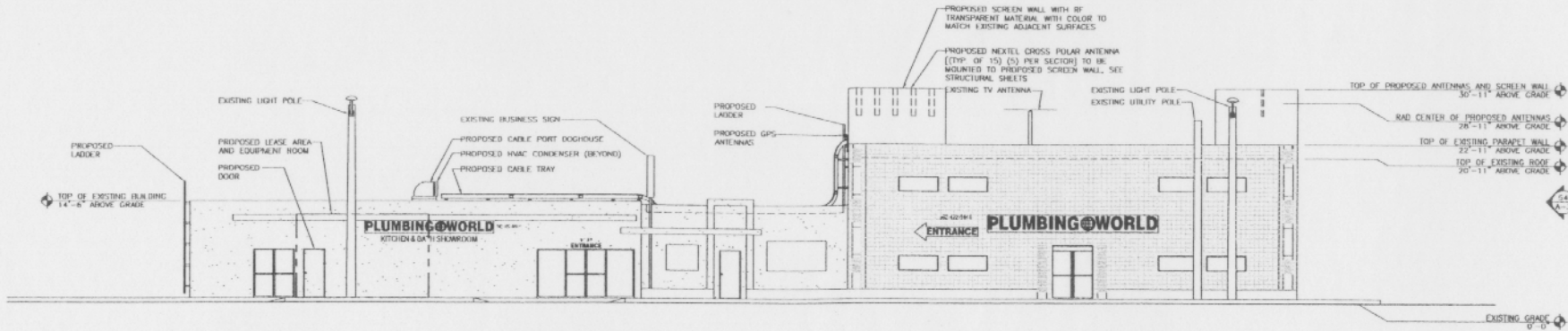
40'-0"

SOUTH STREET
~~FOUNTAIN AVENUE~~

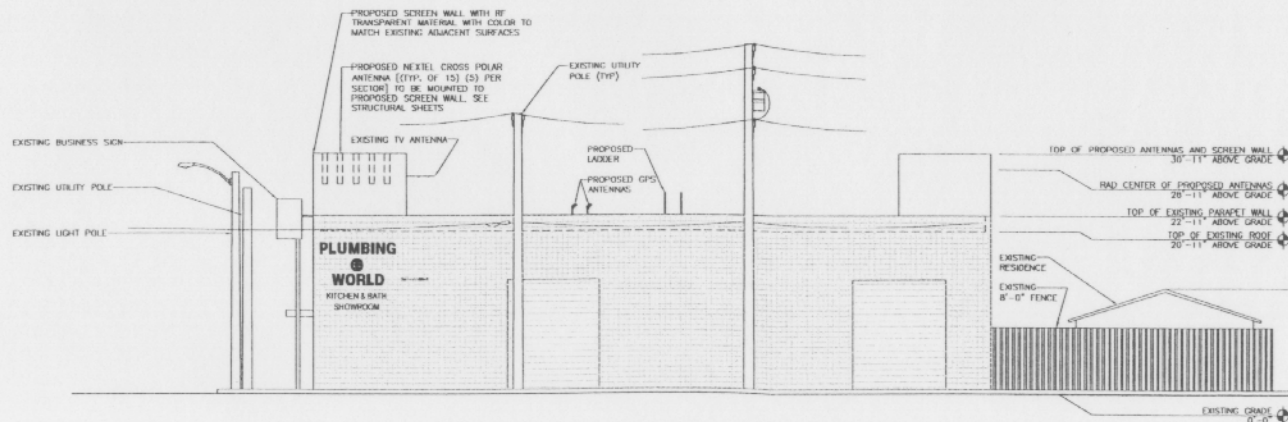


ATTACHMENT 9

NOTE:
PAINT TO MATCH EXISTING
ADJACENT SURFACES ALL
PROPOSED EXTERIOR LADDERS,
CABLE TRAYS, DOORHOUSE, AND
HVAC UNITS.



52 WEST ELEVATION
SCALE: 1/8"=1'-0"



54 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

DATE: 8/16/04

ARCHITECT: J. ANDERSEN

DRAWN BY: RC

CHECKED BY:

| REVISIONS | | | |
|-----------|------|-------------|----|
| REV | DATE | DESCRIPTION | BY |
| 1 | | | |
| 2 | | | |
| 3 | | | |

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NEXTEL
NEXTEL COMMUNICATIONS, INC.
17272 DEBARI AVE.
IRVINE, CA 92614
PHONE: (714) 962-2300
FAX: (714) 962-2213

PROJECT MANAGER:

ARCHITECT:
CMNI
ARCHITECTURAL GROUP, INC.
10000 JENSEN DRIVE
SUITE 100
DUBLIN, CA 94568
PHONE: (916) 231-1100
FAX: (916) 231-1101
WWW.CMNI-ARCH.COM

CONSULTANT:

SHEET:

SHEET NUMBER:
CA-6380-A

USE THIS
ROOF MOUNT

LOCATION:
1117
6152 CHERRY AVE.
LONG BEACH, CA 90805
APPL TYPE: CLIP

TRUE
ELEVATIONS

SHEET NUMBER:

A-3